



OPEN SPACE

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BACKGROUND

Open space in Linda Vista consists of undeveloped lands, including steep slopes, sensitive vegetation, and scenic lands. The Linda Vista community's major open space resource is Tecolote Canyon, which forms the northwest boundary of the community. Tecolote Canyon is classified in the City's Progress Guide and General Plan as a resource-based park because it contains distinctive natural features. Resource-based parks are recognized as significant assets intended for citywide use. Natural features of the canyon include oak, sycamore, and willow trees along Tecolote Creek, coastal sage scrub on the slopes, and vistas from the canyon rim. The dedicated park land involves approximately 944 acres. An 18-hole golf course is within the park, and a visitors center was completed in 1992. The Tecolote Canyon Natural Park Master Plan contains guidelines for development and use of the park and for surrounding development.

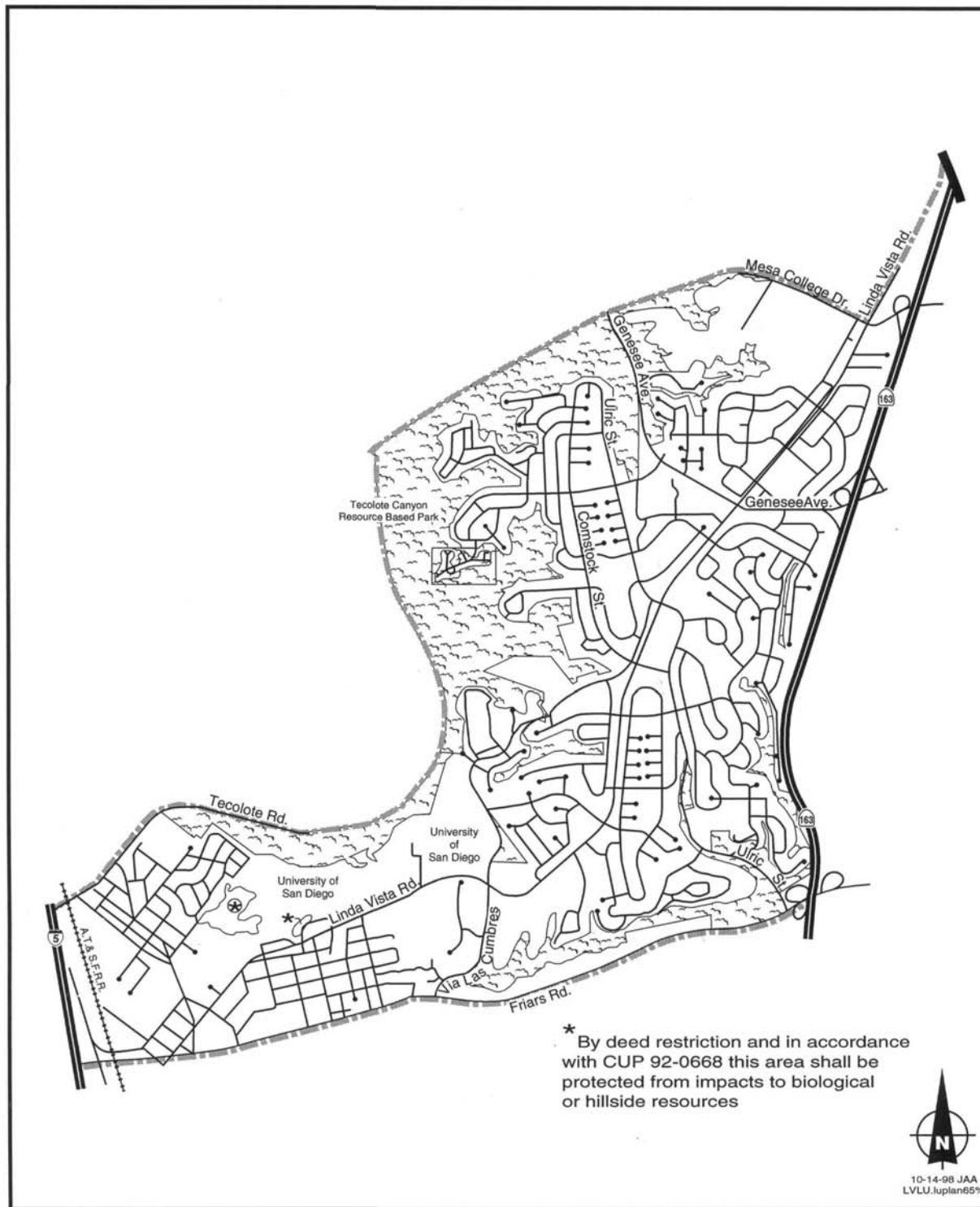
Additional undeveloped land occurs along the slopes of Mission Valley and along Ulric Street. Smaller undeveloped areas exist on the University of San Diego campus, along Ulric Street, and adjacent to State Route 163. The University of San Diego campus is guided by a Conditional Use and Resource Protection Permit and design guidelines which address the preservation of sensitive biological and hillside resources.

GOALS

1. Preserve Tecolote Canyon and its tributary canyons as open space.
2. Protect public views to and from Tecolote Canyon and ensure that development adjacent to the canyon is visually compatible with the natural state of the canyon.
3. Preserve the remaining undeveloped canyons and slopes of Linda Vista to allow public use and enjoyment of these areas.

POLICIES

1. Designate the remaining undeveloped canyons and slopes as open space as depicted in Figure 15.
2. Sensitive resources, such as coastal sage scrub and riparian (stream side) vegetation, which occur within areas designated for open space, shall be preserved.
3. New development adjacent to Tecolote Canyon should incorporate sensitive grading techniques, should set back from the rim of the canyon, and provide breaks between structures. Structures visible from the canyon should maintain a low profile so as not to be visually prominent from the canyon floor. Building materials which blend with the canyon should be used.
4. New development should be clustered outside of areas designated for open space.



Open Space Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

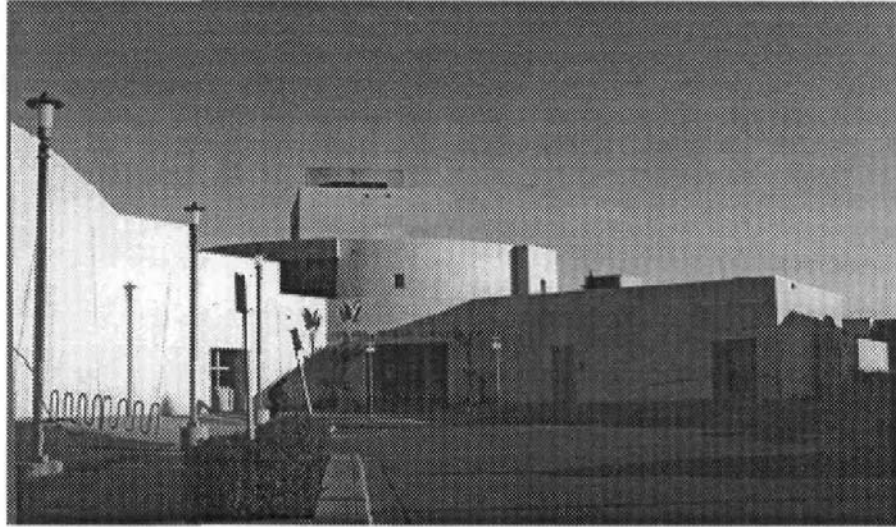
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SPECIFIC PROPOSALS

1. Where necessary to allow development on hillsides in order to provide reasonable use of private property, limit the encroachment of grading and development according to a sliding scale based on the percent of the parcel which is affected by steep slopes.
2. As a condition of development, all areas preserved as open space should be restricted by open space easement, dedication, or other means.
3. Grading of hillsides should be designed to blend into the natural landforms. Steep cuts and fills should be avoided. A variable edge of development should be provided.
4. Rezone city-owned and SDG&E-owned land in Tecolote Canyon and its tributary canyons which are designated for open space to the OP-2-1 Zone.
5. Rezone privately-owned lands which have been protected through conditions of development approval and lands designated for open space to the OR-1-1 Zone to preserve sensitive resources while retaining private property development potential where appropriate.
6. Landscaping along the right-of-way of Ulric Street, Genesee Avenue, and State Route 163, where those streets traverse designated open space, should be of native, drought-tolerant plant materials.
7. The installation of any new utility lines in designated open space areas should be avoided if possible. If unavoidable, they should be placed underground, and the disturbed areas should be revegetated with native species.
8. The Tecolote Canyon Natural Park Master Plan should be used to guide future use of and development around the canyon.
9. The University of San Diego's Conditional Use and Resource Protection Permit (as may be amended by future City Council action) should be used to guide future use and development of the campus.
10. Development should comply with the City's Multiple Species Conservation Plan.

ACTION PLAN

Implementation	On-Going	Adopt with Plan	Responsibility	Funding	See for More Details
Zone properties as shown on Figure 9		•	City	N/A	Specific Proposals 4-5
Use Tecolote Canyon Master Plan to guide new development	•		City	N/A	Specific Proposal 8
Development adjacent to open space should adhere to the guidelines of this community plan	•		City	Reimbursable	Specific Proposals 1-10



COMMUNITY FACILITIES

COMMUNITY FACILITIES, PARKS AND SERVICES

Linda Vista is currently served by a number of public and institutional facilities to meet the needs of the population and serve the broader region. Local parks, schools, library, fire station, and police storefront facilities serve the immediate population, while Tecolote Canyon Natural Park and the Western Division Police Station provide services to surrounding communities as well. In addition, Linda Vista supports several private educational institutions that draw from the entire county. Finally, there are state and federal facilities located in Linda Vista which are vital elements of government, such as the California National Guard Armory and the San Diego County Department of Education administrative offices. The City and county of San Diego also operate two animal control facilities in the Morena area.

GOALS

1. Provide sufficient park and recreational facilities, libraries, schools, and fire and police protection to meet the needs of the existing and future population of Linda Vista.
2. Promote the cross-utilization of public facilities, such as the use of school play fields for neighborhood parks during non-school hours, and the clustering of library, recreation buildings, and community meeting room facilities.
3. Retain the regional facilities (such as educational institutions, the County Board of Education Administrative offices, and the National Guard Armory) in Linda Vista.

Public Schools

Public school students in Linda Vista are served by Linda Vista Elementary, Carson Elementary, Chesterton Elementary, Montgomery Junior High, and Kearny Senior High Schools. The entire community is within the San Diego Unified School District. The district also operates the Mark Twain and Linda Vista Annex special schools, which serve the entire school district. The Revere Special School on Langmuir Street is no longer operated as a school, but remains in use and is owned by the school district.

POLICIES

1. The City and the community should work with the San Diego Unified School District to utilize schools to their fullest extent and to allow students from Linda Vista the opportunity to attend schools located within the community.
2. The City and the school district should work together to ensure that after-school programs are coordinated and that school and park facilities can be shared.
3. Any school sites that are declared surplus by the school district should be designated for an alternative use that is compatible with the surrounding neighborhood and the community as a whole.



Public Facilities Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

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SPECIFIC PROPOSALS

1. School sites that are declared for re-use shall be considered for alternative institutional use as their first priority. Possible options would be school administrative facilities or private schools. If these uses are infeasible, school sites shall be designated for the following uses:

School Site	Alternative Land Use Designation
Kearny High	Medium density Residential (15-30 du/ac)
Montgomery Jr. High	Medium-High density residential (30-43 du/ac)
Chesterton Elementary	Low-Medium density residential (9-15 du/ac)
Linda Vista Elementary	Low-Medium density residential (9-15 du/ac)
Revere Development Center	1. Convert to other school use. 2. If infeasible, then Low-Medium density residential (9-15 du/ac) 3. Part of the site should be considered for use as a community garden.
Carson	Low-density residential (5-9 du/ac)
Mark Twain	Community commercial

2. The San Diego Unified School District should upgrade the appearance of the public schools by adding landscaping, particularly street trees, in accordance with the streetscape recommendations of this plan.

Private Schools

The community of Linda Vista supports several private educational facilities that both contribute to and affect the community in many ways. These institutions, including the University of San Diego, the University of San Diego High School, and the Frances Parker Middle School are considered prestigious institutions. Impacts from these institutions can, however, be felt in the form of vehicular traffic and parking shortages which reduce the amount of on-street parking available to area residents. The student population (both commuters and residents) contributes to the shortage of on-street parking in the Silver Terrace neighborhood of Linda Vista.

These private educational facilities have high visibility within the community. All are visible from and have considerable frontage on Linda Vista Road. The University of San Diego and its landmark Immaculata Church are visible from Tecolote Canyon, Mission Bay, and Interstate 5.

University of San Diego

The University of San Diego occupies a 180-acre site on a mesa overlooking Tecolote Canyon, on the north side of Linda Vista Road. The university operates under a Conditional Use and Resource Protection Permit. The original Conditional Use Permit (CUP) was issued in 1960. A new Master Conditional Use Permit for the university was approved by the City Council in October 1996. The CUP increases enrollment to 7,000 full-time equivalent students and provides for the construction of several new academic buildings, sports facilities, and parking facilities.



POLICIES

1. Designate the campus for university use.
2. The university, the Linda Vista Community Planning Committee, and the City should continue to work together to ensure that the growth, development, and operation of the university are compatible with the surrounding neighborhoods and the City as a whole.
3. Impacts to the circulation system and on-street parking supply should be minimized. The use of alternative transit, such as buses and bicycles, should be encouraged by the university.
4. Encourage students, faculty and staff to live on or near campus to reduce commuting distances.

SPECIFIC PROPOSALS

1. The university should continue to operate under the approved Conditional Use and Resource Protection permits. Development that is in conformance with the Master CUP will not require additional discretionary permits. Development which is not currently addressed by the CUP will require a site-specific CUP amendment or other discretionary permit.
2. Future student enrollment beyond 7,000 full-time equivalent students should be limited by the ability of the transportation system to handle the additional student traffic.

3. The university should maintain the existing 16th Century Spanish Renaissance theme in its new construction and rehabilitation of existing buildings.
4. Development on the campus should not encroach into designated open space and should respect and maintain scenic hillsides and sensitive vegetation.
5. The university should provide on-campus parking for students, faculty, and employees. Any future expansion should emphasize structured parking rather than surface lots.
6. The university should, if feasible, operate a shuttle to provide service between the Napa Street trolley station and the campus.

University of San Diego High School

The University of San Diego High School is a private high school (independent of the university), which serves students in grades 9-12 from throughout the region. Current enrollment is approximately 1,300. The high school has never obtained a Conditional Use Permit, having been established before obtaining such a permit was required. Several variances have been granted for building additions and signs.

POLICIES

1. Development and growth of the high school should be regulated to ensure that impacts to the surrounding neighborhood, particularly traffic and circulation impacts, are minimized.

SPECIFIC PROPOSALS

1. The University of San Diego High School should operate under a Master Conditional Use Permit. The City should not issue any further discretionary permits until a CUP has been approved by the Planning Commission and/or City Council. Development consistent with the Master CUP will not require additional discretionary review.
2. The high school should provide sufficient on-campus parking for students, faculty, and staff. The citywide standards may be reduced provided the high school either operates a shuttle from the Light Rail Station or prepares an agreement with an adjacent property owner (such as USD) to utilize off-campus parking facilities.
3. The CUP should emphasize structured parking rather than surface lots.
4. Enrollment should be limited by the ability of the transportation system to handle the additional student traffic.

Frances W. Parker School

The Frances Parker School is a private school with an enrollment of 285 students from grades 7 through 12. The school operates under a Conditional Use Permit.

POLICIES

1. Development and growth of the Frances W. Parker School should be regulated to ensure that impacts to the surrounding neighborhood, especially traffic and circulation impacts, are minimized.

SPECIFIC PROPOSALS

1. The Frances W. Parker School should operate under a Master Conditional Use Permit. Development consistent with the Master CUP will not require additional discretionary review.
2. The school should provide on-campus parking for students, faculty, and staff.
3. The CUP should emphasize structured parking rather than surface lots.

School Re-Use

1. If any of the private schools in Linda Vista are closed, they should be designated for the following uses.

School Site	Alternative Land use Designation
University of San Diego	Low-density residential ¹
USD High	<ol style="list-style-type: none">1. Institutional use by USD, for example student housing, parking, administrative offices, or other education-related uses²2. If infeasible, then Medium-High density residential (30-43 du/ac)¹3. Redevelopment of the site should include a neighborhood park if alternative park facilities have not been provided in the Silver Terrace area.
Frances Parker	Low-Medium density residential (9-15 du/ac) ¹

¹Development should occur under a Planned Development Permit.

²Use of this site by USD would require amendment of the USD Master Conditional Use Permit.

Library

A new branch library was constructed in Linda Vista Plaza in 1987. This architecturally-unique facility has become a focal point for the community. In addition to books, the library offers citizenship classes, art exhibits, and after-school programs. There is also a large community meeting room in the building. The former library building on Linda Vista Road north of Ulric Street is now being used as a day care center.

Fire and Police Protection

There is one fire station located within the community, on Comstock Street east of Linda Vista Road. Other stations serving the community are located in surrounding communities. The Fire Department plans to build a second fire station in the Silver Terrace area on a 0.87 acre site next to the Western Division Police Station on Friars Road. In addition to the main police station, a storefront is located next to Chesterton Elementary School at Linda Vista Road and Daniel Avenue. The Police Department is considering moving its storefront to a more central location within the community.

Post Office

The community post office is located on the south side of Comstock Street across from Linda Vista Plaza. The old post office building on the west side of Linda Vista Road at Comstock is owned by the U.S. Postal Service. This facility is vacant, but under consideration for re-use by the federal government for repairing mailboxes. This site should be designated for neighborhood commercial use, which allows apartments and business and professional offices, as well as various types of retail. Other institutional uses are also permitted. Specific uses which should be considered should the federal government choose not to use the site for postal operations are day care, health care, counseling, and recreation.

Parks and Recreation

There are three community parks (Kearny Mesa, Linda Vista, and Tecolote) and two neighborhood parks (Kelly Street and Mission Heights) within the Linda Vista community. Morley Strip, across from Linda Vista Plaza, is a park-like facility with landscaping, seating, and public art. The 4,000-plus acre Mission Bay Park is a regional aquatic park located adjacent to Linda Vista across Interstate 5. Tecolote Canyon Natural Park is a resource-based park which forms the northwestern edge of the community. The park contains a golf course and passive recreational amenities.

According to the City of San Diego Progress Guide and General Plan, community parks are designed to serve a population of 18,000 to 25,000 persons within a one and one-half mile radius. They are to contain thirteen usable acres if adjacent to a junior high school, with which playing fields can be shared, and twenty acres if not so located. Community parks include a wide range of facilities including playing fields, multi-purpose courts, and recreation buildings. Neighborhood parks serve a population of 3,500 to 5,000 persons within a one-half mile radius. Neighborhood parks should contain five usable acres if adjacent to an elementary school, and ten acres when not so located. Neighborhood parks may include playing fields and playground equipment, or may be simply passive places to picnic and relax.

Variations on the sizes of these parks can be considered to meet each community's needs. For example, larger community parks may reduce the number of neighborhood parks provided, or small "mini-parks" or "renaissance parks" (Morley Strip fits this definition) can substitute for neighborhood parks. In Linda Vista, Kearny Mesa Community Park is in excess of General Plan standards for size, consisting of about 71 acres. Linda Vista and Tecolote Community Parks are

within General Plan standards (each is twenty acres in size). Kelly Street and Mission Heights neighborhood parks are somewhat larger than General Plan standards.

Based on General Plan standards for park acreage, Linda Vista has sufficient acreage for the current population. However, the park acreage is not distributed evenly throughout the community. Friars Village and Silver Terrace are not within immediate walking distance of a park.



POLICIES

1. Maintain the existing community and neighborhood parks.
2. Maintain Morley Strip as a mini-park.
3. The Park and Recreation Department should work with the San Diego Unified School District to identify opportunities to jointly use school properties for community recreation.

SPECIFIC PROPOSALS

1. The Park and Recreation Department should pursue additional funding, including state and federal grants, for maintaining and improving parks. The department should also work with community organizations to establish volunteer programs for litter abatement and safety enhancement.

2. The Park and Recreation Department should work with the school district to turf school grounds and to install lighting and security for after-school use of fields.
3. The City should pursue joint use of the playing fields at Mark Twain Elementary School and/or establish a mini-park adjacent to the proposed fire station on Friars Road to serve the Silver Terrace neighborhood. Additional (or alternative) park acreage should be pursued at the site of the University of San Diego High School if the school should close.
4. Rezone population based parks to the OP-1-1 Zone.

Electrical Transmission and Telephone Service

Electrical service is provided by San Diego Gas and Electric (SDG&E). Pacific Bell maintains the telephone lines. Linda Vista has high voltage transmission and distribution lines running through Tecolote Canyon and along Friars Road. Overhead lines occur throughout the community. SDG&E has a continuing program to underground existing distribution lines according to priorities established by the City Council. Typically, all overhead distribution lines in a given street are undergrounded together. This effort is financed by utility companies and/or by assessment district, in which benefiting property owners pay. The City also requires undergrounding of utilities in all new subdivisions. An electric transmission station is situated on Gaines Street in Silver Terrace.

POLICIES

1. Priority should be given to undergrounding of utilities in highly visible and populated areas.

SPECIFIC PROPOSALS

1. The highest priorities for undergrounding utilities should be Ulric Street, Comstock Street, Genesee Avenue, Morena Boulevard, and West Morena Boulevard.
2. The City should work with SDG&E to underground distribution lines concurrently with major road, water, and sewer projects.
3. SDG&E should work with the community to provide visual relief from the Gaines Street Substation.

ACTION PLAN

Implementation	On-Going	Adopt with Plan	Responsibility	Funding	See for More Details
Coordinate park facilities with school district	•		City, San Diego Unified School District	Development Impact Fees, Grants, Other	Park Proposals 2 and 3
Regulate operation of USD by Conditional Use Permit	•		City	N/A	USD Proposals 1-5
Regulate Operation of USD High School by Conditional Use Permit	• (initiate at first request for discretionary permit)		City	N/A	USD High Proposals 1-4
Regulate Frances Parker School by Conditional Use Permit	•		City	N/A	Frances Parker Proposals 1-3
Pursue mini-park on Friars Road	•		City (Park and Recreation)	CIP, Grants, DIF	Park Proposal 3
Underground utilities and screen the electric substation	•		SDG&E	SDG&E	Utility Proposals 1-3